

**APPROVED 10-4-16**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Monday, September 12, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
Ronald D. Penton, Vice-Chairman  
James J. Giulietti  
Theresa Ranciato-Viele  
Richard E. Wilson, Alternate, sitting for Curtis D. Andrews, Secretary

**MEMBERS ABSENT:**

Curtis D. Andrews, Sr., Secretary  
Edward M. Homa, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:06 p.m. Then, he introduced the Commissioners, town staff and the stenographer and asked Mr. Fredricksen if there were any changes to the agenda. Mr. Fredricksen stated that application #P16-20 has been withdrawn by the applicant.

**PUBLIC HEARING:**

1. #P16-20 Application of John Orsini, Applicant, proposed Amendment to the North Haven Zoning Regulations, to delete Section 2.4.1.3 (i) the provision requiring "At least 1000 square feet of medical office space intended to provide basic medical services" at a MEERZ Facility. The proposed amendment is on file in the Land Use Office and the office of the Town Clerk.

This application has been withdrawn by the applicant.

## **SITE PLANS:**

Mr. Carlson and Mr. Giulietti recused themselves from this application.

2. #P16-18 Site Plan Application of Nancy DeCristofaro, Applicant & John DeCristofaro, Owner, relative to 55-59 State Street, (Map 66, Lot 29). Plan entitled: Proposed Site Plan, 55 State Street, North Haven CT. Prepared by John L. Thomson. Dated: May 2016. Scale: 1"=20'. IL-30 Zoning District.

Mr. Richard Miller, P.E. of RHM Consultants, continued presenting the application to permit the change of use of 1,893 square feet of this existing, approximately 11,700 square feet building from retail to a restaurant use. Only minimal site improvements are proposed. Mr. Eugene DeCristofaro is proposing a pizza truck business that will require takeout and delivery of food only. The hours of operation during the week will be from 2:00 p.m. to 8:00 p.m. Mr. Miller discussed modifications made to the site and submitted three (3) photographs of the site as Exhibits A, B and C. The Commission asked questions and Mr. Miller, Mr. DeCristofaro, Mr. Fredricksen and Mr. Bodwell responded.

The Commission elected to hear applications #P16-21 and #P16-21A together.

3. #P16-21 Site Plan Application of Philip Doyle, Applicant, HTA-Crossroads, LLC & Joseph A. Gelati, Owners, relative to 156 State Street, (Map 51, Lot 100) & 158 State Street, (Map 51, Lot 7). Plan Entitled: Building #2 Parking Expansion. Prepared by LADA, P.C. Dated: 7/26/16. Scale: 1"=50'. 0-12 Zoning District.
4. #P16-21A CAM Application of Philip Doyle, Applicant, HTA-Crossroads, LLC & Joseph A. Gelati, Owners, relative to 156 State Street, (Map 51, Lot 100) & 158 State Street, (Map 51, Lot 7). Plan Entitled: Building #2 Parking Expansion. Prepared by, LADA, P.C. Dated: 7/26/16. Scale: 1"=50'. 0-12 Zoning District.

Mr. Philip Doyle of LADA, PC, presented these applications intended to modify applications #P15-14 and #P15-14A, approved by the Commission on 1 June 2015. The scope of the modifications includes the construction of a new parking area and associated site work. A zone change from CB-40 to 0-12, was approved by the Commission on 11 July 2016, (#P16-14), enabling HTA-Crossroads, LLC to purchase just the rear half of 156 State Street. No increase in building footprint or floor area is proposed.

The CAM Application is required because the easternmost portion of the site lies within the Coastal Boundary. Also, Inland Wetlands approval was granted by its Duly Authorized Agent on 4 August 2016 (#I16-05). The Commission asked questions and Mr. Doyle responded. Then, Kevin Clark, P.E. of Clark Engineering explained the stormwater management system proposed for this site. The Commission asked a few more questions and Mr. Clark responded.

5. #P16-22 Site Plan Application of 415 Washington Avenue Partners, LLC, Applicant & Owner, relative to 409 Washington Avenue, (Map 90, Lot 6). Plan Entitled: 415 Washington Avenue, Town of North Haven, Connecticut. Prepared by: Langan CT, Inc. Dated: 8/08/16. Scale: 1"=40'. IL-80/IL-30 Zoning Districts.

Attorney Susan Hays of Updike, Kelly and Spellacy presented the application to permit the redevelopment of this approximately 169 acre site which formerly contained the Pratt & Whitney Aircraft factory complex. The existing factory has been principally vacant since the late 1990's. The demolition of the main manufacturing building has essentially been completed. All buildings on the site will ultimately be demolished. The applicant/owner's intent is to redevelop the site as a distribution and trucking terminal facility. One building is proposed for the property; a single story, 855,000 square feet warehouse/trucking terminal to be constructed on the eastern side of the property in the area that currently contains the main factory and office structure. A similar application (#P14-12) was approved by the Commission on 2 June 2014. The Inland Wetlands Commission approved a Permit to Conduct Regulated Activity and a Positive Site Plan Referral at their 24 August 2016 meeting (#I16-06).

Mr. John Plante, P.E. of Langan Engineering described the current state of the site, the new site plan, the proposed drainage system and lighting plan. Mr. Penton requested that four (4) trees be installed near the sidewalks along Washington Avenue. Mr. Plante stated that buffer plantings will be provided for the residential properties near the site. The Commission asked questions and Mr. Plante responded. Then, Attorney Hays submitted a packet containing the site plans presented in the presentation as Exhibit A.

The proposed connecting road to Valley Service Road is still in the planning stage but is not specifically a part of this proposal. The existing vehicle access from Washington Avenue is intended to remain the primary vehicular access point but a connecting road to Defco Park Road is also proposed. A Traffic Impact Study performed by Langan CT, Inc. and dated August 2016 was submitted in support of the application. The Commission asked questions and Mr. Plante, Mr. Bodwell and Attorney Hays responded. Then, Mr. Kevin King, Environmental Consultant, discussed the current remediation status of the site and how the proposed new building will be constructed to prevent further contamination. Then, Attorney Hays discussed the anticipated uses for this site and answered a few more questions from the Commission.

6. #P16-23 Site Plan Application of Cinemark USA, Inc., Applicant & Owner, relative to 570 Universal Drive, (Map 21, Lot 11). Plan Entitled: Land of EPT Nineteen, Inc. 550 Universal Drive North, North Haven, Connecticut. Prepared by: BL Companies, Inc. Dated: 08/07/2015, rev. 10/26/2015. Scale: 1"=60'. IL- 80 Zoning District.

Mr. John Schmitz of BL Companies presented the application to modify application #P14-08, approved by the Commission on 5 May 2014. The scope of the modifications is to replace the approved bituminous paving in the northeast corner of the site, an approximately 3.5 acre area, with loam and seed.

All of the other requirements and conditions of the original approval will remain in force and effect. Inland Wetlands approval was granted by its Duly Authorized Agent on 8 September 2016 (#I16-07). The Commission asked questions and Mr. Schmitz responded.

#### **DELIBERATION SESSION:**

Mrs. Ranciato-Viele moved to go into deliberations; Mr. Penton seconded the motion. All were in favor.

#### **SITE PLANS:**

2. #P16-18 Site Plan Application of Nancy DeCristofaro, Applicant & John DeCristofaro, Owner, relative to 55-59 State Street.

Mr. Penton moved to approve the application with the following conditions; add a paint, stripe “sidewalk” extending to the southern edge of the building, add handicapped spaces in conformance with building code requirements, no outdoor seating for any uses on the property, takeout only, which also includes the popsicle business, and only one indoor table is allowed for the use of staff and family members; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Penton – aye Ranciato-Viele – aye Wilson – aye

3. #P16-21 Site Plan Application of Philip Doyle, Applicant, HTA-Crossroads, LLC & Joseph A. Gelati, Owners, relative to 156 State Street.

Mr. Giulietti moved to approve the application; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with appropriate conditions.

4. #P16-21A CAM Application of Philip Doyle, Applicant, HTA-Crossroads, LLC & Joseph A. Gelati, Owners, relative to 156 State Street.

Mr. Giulietti moved to approve the application; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with appropriate conditions.

5. #P16-22 Site Plan Application of 415 Washington Avenue Partners, LLC, Applicant & Owner, relative to 409 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with appropriate conditions.

6. #P16-23 Site Plan Application of Cinemark USA, Inc., Applicant & Owner, relative to 570 Universal Drive.

Mr. Giulietti moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson - aye

The application was approved with appropriate conditions.

**OTHER:** None

**EXTENSIONS:** None

**BONDS:** None

**CHANGE OF USE:**

-311 Washington Avenue

Mr. Mark Lesage and Mr. Nick DiNorcia presented the change of use from a car detailing business to wine making club business. The Commission asked questions and Mr. DiNorcia responded.

Mrs. Ranciato-Viele moved to approve the change of use from car detailing to a wine making club business; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

**CORRESPONDENCE:** Next P&Z Meeting is on Tuesday, October 4, 2016 at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:00 p.m.

**MINUTES:**

- August 1, 2016

Due to the lack of a quorum, the August 1, 2016 meeting minutes could not be approved at this meeting.

**ADJOURN:**

There being no further business, Mrs. Ranciato-Viele moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 9:15 PM.